

094.0

0007

0013.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

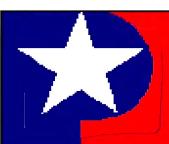
767,600 / 767,600

USE VALUE:

767,600 / 767,600

ASSESSED:

767,600 / 767,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHEN I-TZU	
Owner 2: CHEN HSIEH-CHUNG	
Owner 3:	

Street 1: 31 PETER TUFTS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ZHAO YAN -

Owner 2: -

Street 1: 31 PETER TUFTS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 1571 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7637		Sq. Ft.	Site		0	70.	0.85	5									454,375						454,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7637.000		312,300		900		454,400		767,600						62005	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/18/16	

USER DEFINED

Prior Id # 1:	62005
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	06:09:17
LAST REV	
Date	Time
10/28/21	16:51:39
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.													
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date													
2022	101	FV	312,300	900	7,637.	454,400	767,600		Year end	12/23/2021													
2021	101	FV	303,500	900	7,637.	454,400	758,800		Year End Roll	12/10/2020													
2020	101	FV	303,400	900	7,637.	454,400	758,700		758,700 Year End Roll	12/18/2019													
2019	101	FV	245,700	900	7,637.	460,900	707,500		707,500 Year End Roll	1/3/2019													
2018	101	FV	245,700	900	7,637.	344,000	590,600		590,600 Year End Roll	12/20/2017													
2017	101	FV	231,600	900	7,637.	311,600	544,100		544,100 Year End Roll	1/3/2017													
2016	101	FV	192,000	2400	7,637.	298,600	493,000		493,000 Year End	1/4/2016													
2015	101	FV	187,200	2400	7,637.	253,200	442,800		442,800 Year End Roll	12/11/2014													

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH																				
Type:	6 - Colonial		Full Bath:	1	Rating:	Good		PDAS, OF= SINK AND TOILET IN BMT.						11		11																						
Sty Ht:	2 - 2 Story		A Bath:			Rating:									6	EFP	(66)	6	FFL	BMT	(66)																	
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good								11	11		6																				
Foundation:	3 - BrickorStone		A 3QBth:			Rating:																																
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good																																
Prime Wall:	4 - Vinyl		A HBth:			Rating:																																
Sec Wall:			OthrFix:	2	Rating:	Fair																																
Roof Struct:	1 - Gable		OTHER FEATURES						1st Res Grid Desc: Line 1 # Units 1																													
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good								Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Color:	GREEN		A Kits:			Rating:									Other																							
View / Desir:			Frl:			Rating:									Upper																							
GENERAL INFORMATION						WSFlue:			Rating:							Lvl 2																						
						CONDOS INFORMATION						Lvl 1																										
												Lower																										
												Totals	RMs:	6	BRs:	3	Baths:	1	HB:	1																		
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN																				
						Phys Cond:	GD	- Good	18.	%							Exterior:	No Unit	RMS	BRS	FL																	
						Functional:					%							Interior:	1	6	3																	
						Economic:					%							Additions:																				
						Special:					%							Kitchen:																				
						Override:					%							Baths:																				
						Total: 18.6 %												Plumbing:																				
																		Electric:																				
																		Heating:																				
																		General:																				
																		Totals						1	6	3												
CALC SUMMARY						COMPARABLE SALES																		SUB AREA						SUB AREA DETAIL								
						Basic \$ / SQ:	130.00								Rate	Parcel ID	Typ	Date	Sale Price								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
						Size Adj.:	1.35000002																				BMT	Basement	682	73,070	49,834	BMT	100	FLA	40	G		
						Const Adj.:	1.01303005																				FFL	First Floor	682	177,790	121,251							
						Adj \$ / SQ:	177.787																				SFL	Second Floor	616	177,790	109,517							
						Other Features:	95600																				OPP	Open Porch	70	40,590	2,842							
						Grade Factor:	1.00																				EFP	Enclos Porch	66	69,370	4,578							
						NBHD Inf:	1.00000000																															
						NBHD Mod:																																
						LUC Factor:	1.00																															
						Adj Total:	383621												Juris. Factor:	1.00	Before Depr:	177.79																
						Depreciation:	71354												Special Features:	0	Val/Su Net:	147.59																
						Depreciated Total:	312268												Final Total:	312300	Val/Su SzAd	240.60																
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:							IMAGE						AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS												PARCEL ID 094.0-0007-0013.0																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																					
19	Patio	D	Y	1	16x16	A	AG	2012	3.71	T	5	101			900		900																					
More: N						Total Yard Items: 900						Total Special Features:						Total: 900																				